

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
August 4, 2003

PRESENT: Tom Cowan, Chair
Don Hoefler
Mark Decker
Andy Kelkenberg
Rick Meahl
John Potera
Terry Janicz
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

Minor Subdivision Application – one lot on Meahl Road – Joseph Lasker

Lot size is 175' x 573'. Terry motioned to approve the requested subdivision, seconded by John and all approved.

Minor Subdivision Application - 3 lots on Clarence Center Road – Michael Schmidt

Michael's parcel at Keller Road is connected to Clarence Center Road by an 18' strip of land. He asked the Board what he would do if Dwydco's need an additional 5 – 10' for farm vehicles. He was told that would not affect this subdivision approval, and that he would have to re-survey that portion. Michael was also concerned with his variance approval on Keller Road limiting one house north of the bike path. If future development calls for roads leading to subdivisions on his property, will this condition prohibit that? No, as long as the lots meet acceptable frontage on an acceptably built road. Also, the Town has the right to clean the ditch at Beeman's Creek because it is a creek, not just a ditch. Rick made a motion to approve the subdivision, seconded by Andy and all approved.

Site Plan Review – AT & T Wireless Cell Tower – Rapids Road

Present were Maureen Elwell, Attorney for AT&T and Carl Klingenschmidt, the Town's Resident Expert on communications technology. Tom spoke to Nathan today who recommended the decision go directly to the Town Board without Planning Board recommendation since the Town Board will become lead agency. Also, paid consultants may be needed. The public hearing will be held before the Zoning Board on August 19th.

Maureen stated they have not heard back from the FAA. AT&T's engineers say they need 250'. They will consider a 200' tower extendable to 250' (if 200' proves to be inadequate). The reason our Code states 175' is that 100' is the minimum which allows for up to 7 co-locations every 10 feet for each cell phone company (there are only six or seven).

At 8:30 PM the Board, along with Carl, met with the Town Board at work session. Nathan reiterated that SEQR (Type 1 for R-A zone) should be completed before the Zoning Board votes. Carl presented his insight on how cell phones and cell towers work. The FAA mandates the type of lighting, and given the height of this tower along with the Akron Airport, strobe lighting may be required. He stated that he cannot justify the necessity for 250'. He made two strong recommendations (1) Ask AT&T to justify in writing why they need 250' and (2) Request that Appendix G be changed. Carl read Appendix G to us and stated it sounds like AT&T has already limited co-location to two. Carl will put these recommendations in writing to the Boards.

Minutes Review - Mark motioned to approve the minutes from July 21st seconded by Tom and all approved.

Zoning Report - was reviewed and discussed

Unsafe Building Report – was reviewed and discussed

UNFINISHED

- ❑ Sign Ordinance –Rebecca sent the revised ordinance recommendation to the Town Board and Nathan for adoption. A public hearing will be forthcoming.
- ❑ Subdivision Ordinance – Tom will contact American Planning, and Don will look at codes we obtained from other towns previously. Also, we may have a book on flaglots in the cabinet.
- ❑ Moratorium/Overlay Zone – A presentation by Drew Reilly of Wendel Duchscherer will be made at the next meeting on August 18th.

John motioned to adjourn the meeting at 9:10 PM, seconded by Terry and all approved.

Respectfully submitted by,
Christine Falkowski, Recording Secretary